This instrument prepared by:
First American Title Company
40 Burton Hills Blvd Ste 203
Nashville, Tennessee 37215
(615)238-2042

File No.: **110254978**

Karen Johnson Davidson County
Batch# 1117175 DEEDWARRSP
04/02/2024 10:09:30 AM 4 pgs
Fees: $23.00 Taxes: $2,174.23
20240402-0022704

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this **Twenty-eighth day of March, 2024**, by and between **Drees Premier Homes, Inc., an Ohio corporation**, party of the first part, and **James Wells and Mariah Wells**, party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Mount Juliet**, County of **Davidson**, State of **Tennessee**, to wit:

Lot 21, Final Plat of ASHTON PARK SUBDIVISION, PHASE 1, as shown on plat of record in Instrument No. 202205060052365, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to Drees Premier Homes, Inc., an Ohio corporation, by Special Warranty Deed from Pardue Family Ashton Park Partnership I, a Tennessee general partnership, of record in Instrument No. 202205230059471 and Instrument No. 202301030000312, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to party of the first part, herein shown in:
Book , Page No.: or Instrument No.: **202205230059471 and Instrument No. 202301030000312** in said Register's office.

This conveyance is made subject to:
1) Taxes which have been assumed by Grantee; 2) All restrictions of record; 3) All easements of records; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable governmental and zoning regulations.

Parcel ID # **110-02-0C-021.00**

x Improved OR
Unimproved property located at: **833 Ashton Park Way, Mount Juliet, Tennessee 37122**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons "claiming by, through, or under him/her, but not further or otherwise."

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part on the day and year first above written.

Drees Premier Homes, Inc., an Ohio corporation

By _____

Peter Holser, Assistant Secretary

State of **Tennessee**

County of **Davidson**

Before me, the undersigned, Notary Public of the State and County aforesaid, personally appeared **Peter Holser** with whom I personally acquainted (or to me on the basis of satisfactory evidence) and who, upon oath, acknowledged **himself** to be the **Assistant Secretary** of **Drees Premier Homes, Inc., an Ohio corporation**, the within named bargainer, a corporation, and that **Drees Premier Homes, Inc., an Ohio corporation** as such **Assistant Secretary,** being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by **himself** as such **Assistant Secretary** of **Drees Premier Homes, Inc., an Ohio corporation**.

Witness my hand and Notarial Seal at office this **Twenty-eighth day of March, 2024.**

_____

Notary Public

My Commission Expires: _____

****

Owner's Name: **James Wells**

and Address: **833 Ashton Park Way**
Mount Juliet, TN 37122

Mail tax bills to, (Person or Agency responsible for payment of taxes)
Regions Bank
PO BOX 200401
Florence, SC 29502

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$587,630.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **Twenty-eighth day of March, 2024.**

Notary Public

My Commission Expires: 2/22/26

Certificate of Authenticity

I, Holly A. Mason, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on March 28 2024.

Affiant Signature

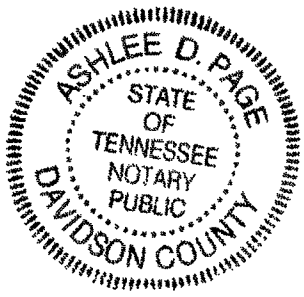
3/28/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 28 day of March, 2024.

Notary's Signature

(Notary Seal)



My Commission Expires: 9/7/2026